



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100 2025 SEP 19 AM 10:08

### BZA Application Form

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA Number: 1184057

#### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X

Variance:         

Appeal:         

PETITIONER: Michael W. Wiggins and Gail Lemily Wiggins

PETITIONER'S ADDRESS: 23 Hollis Street, Cambridge, Massachusetts 02140

LOCATION OF PROPERTY: 23 Hollis St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

#### DESCRIPTION OF PETITIONER'S PROPOSAL:

The work consists of a small first floor addition at the left rear of the building in order to make the first floor bathroom fully accessible and provide first floor laundry space.

#### SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000      Section: 8.22.2.d&c (Non-Conforming Structure).

Article: 10.000      Section: 10.40 (Special Permit).

Original  
Signature(s):

Michael W. Wiggins  
Gail Lemily Wiggins  
(Petitioner (s) / Owner)

Michael W. Wiggins and Gail Lemily Wiggins  
(Print Name)

Address:

23 Hollis St. Cambridge MA 02140

Tel. No.

617 447 5677

E-Mail Address:

mww@westonpatrick.com

Date: 9/18/2025

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to  
The Secretary of the Board of Zoning Appeals.

I/We Michael W. Wiggins and Gail Lemily Wiggins  
(OWNER)

Address: 23 Hollis Street Cambridge, MA 02140

State that I/We own the property located at 23 Hollis Street,  
which is the subject of this zoning application.

The record title of this property is in the name of Michael W. Wiggins  
and Gail P. Lemily (currently known as Gail Lemily Wiggins)

\*Pursuant to a deed of duly recorded in the date 6/18/1987, Middlesex South  
County Registry of Deeds at Book 13238, Page 297; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Michael W. Wiggins

SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

\*Written evidence of Agent's standing to represent petitioner may be requested.

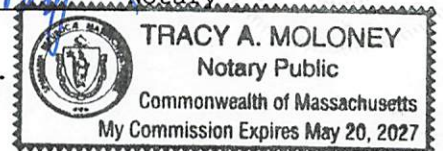
Commonwealth of Massachusetts, County of Suffolk

The above-name Michael W. Wiggins personally appeared before me,  
this 15 of September 2025, and made oath that the above statement is true.

Tracy A. Moloney

Notary

My commission expires 5/20/2027 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 23 Hollis St., Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

This addition, limited to 61 square feet, is designed to provide an accessible bathroom and first floor laundry space to enable the senior adult owners to age in place. It comprises a slight extension of the existing non-conforming left side of the residence. As the lot is separated by the private way of Hollis Park from other lots that are located on the opposite side of the way, there will be no increased congestion or intrusion into the privacy of the owners of abutting lots and no adverse impact upon traffic or parking

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

There will be no change in existing parking on the lot or next to it as a result of this small addition, and no additional vehicles will be needed for the use of the residence as a single family. No congestion or hazard or change in established neighborhood character will occur. Ingress and egress to and from the dwelling will remain unchanged and there will be no increase in the number of residents who will be occupying the dwelling. The existing six foot fence located on the rear left side of the property will be extended slightly forward so as screen the bathroom window from the private way.

**C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

The slight addition stays the same distance from the left side property line as the existing nonconforming left side of the house its windows will be well screened from public view. Adjacent uses will be unaffected by the addition, and it will not interfere with any parking or travel on the adjacent private way.

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

This modest addition will simply afford the continued low key use of the residence as a single family dwelling by its senior owners. The slight extension of the prior non-conforming left side of the dwelling will be scarcely noticeable to passers by along Hollis Street or to abutters living in dwellings on the opposite side of Hollis Park or to the rear of the property.

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

The addition will not change the use of the dwelling as a single family residence, which will remain in harmony with the use and occupancy of other single and multi-family dwellings in the district. The floor area ratio of the residence will remain far below the maximum that are afforded by the Ordinance, thereby keeping the intensity of use low while enabling the owners to age comfortably in place.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



# BZA Application Form

## DIMENSIONAL INFORMATION

**Applicant:** Michael W. Wiggins and Gail Lemily Wiggins  
**Location:** 23 Hollis St., Cambridge, MA  
**Phone:** 617 447 5677

**Present Use/Occupancy:** Single Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,070	2131	2,235	(max.)
<u>LOT AREA:</u>		4,469	4,469	None	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		.46	.48	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4,469	4,469	N/A	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	42.57	42.57	None	
	<u>DEPTH</u>	102.6	102.6	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	14.33	14.33	10	
	<u>REAR</u>	3.68 (Garage - Rear Setback of House 25.46)	3.68 (Garage - Rear Setback of House 25.46)	5	
	<u>LEFT SIDE</u>	3.9	3.9	10 (Due to facing private way Hollis Park)	
	<u>RIGHT SIDE</u>	8.2 (Garage - Set back of House is 14.49)	8.2 (Garage - Set back of Residence is 14.49)	10.0 (Due to facing private way Kimball Lane)	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	33	33	45	
	<u>WIDTH</u>	43	43	N/A	
	<u>LENGTH</u>	26	26	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.68	.68	.30	
<u>NO. OF DWELLING UNITS:</u>		1	1	4	
<u>NO. OF PARKING SPACES:</u>		1	1	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		9	9	10	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Adacent building is a wood frame garage, containing 258 Square feet. The proposed addition will be wood frame with asphalt shingle roof.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



2025 OCT 31 A 9:14

HOLLIS STREET

**KIMBALL LANE**

## HOLLIS PARK

## EXISTING SITE PLAN

### Z1.0

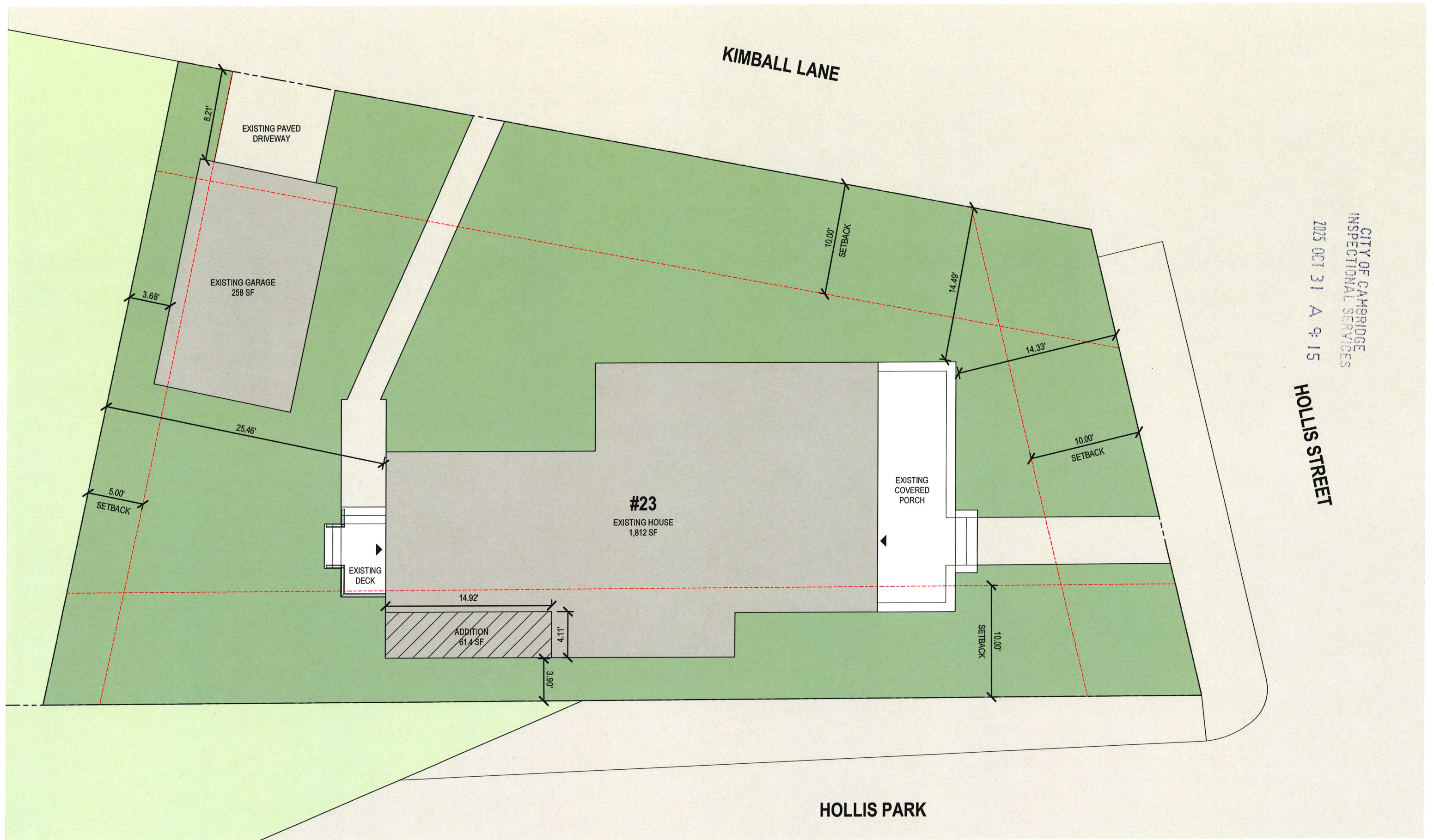
**WIGGINS RESIDENCE BZA SET**  
23 HOLLIS ST CAMBRIDGE, MA 02140

CHAN  
MOCK  
ARCHITECTS

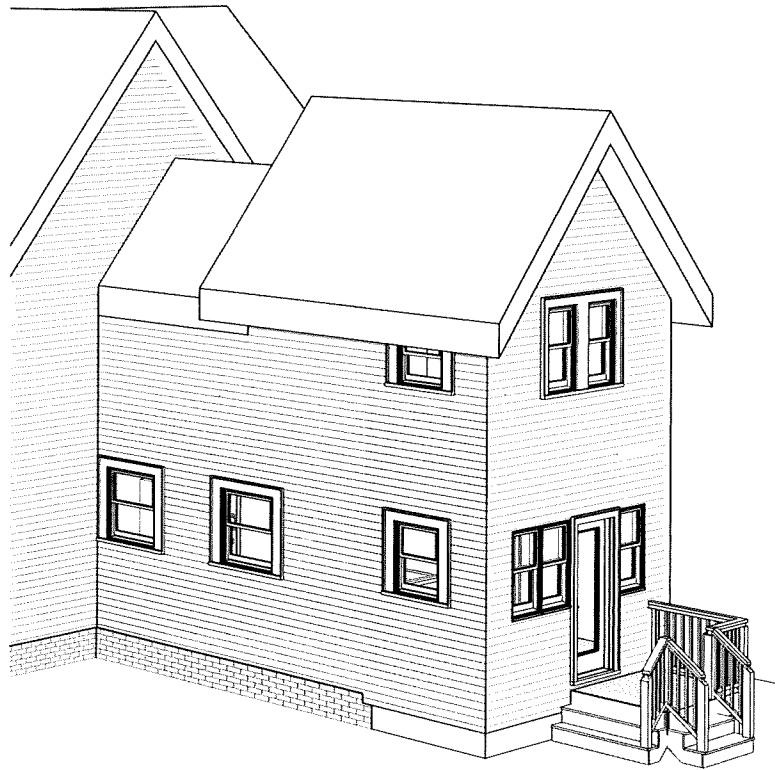
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AUGUST 26, 2025  
© 2025 CHAN MOCK ARCHITECTS LLC



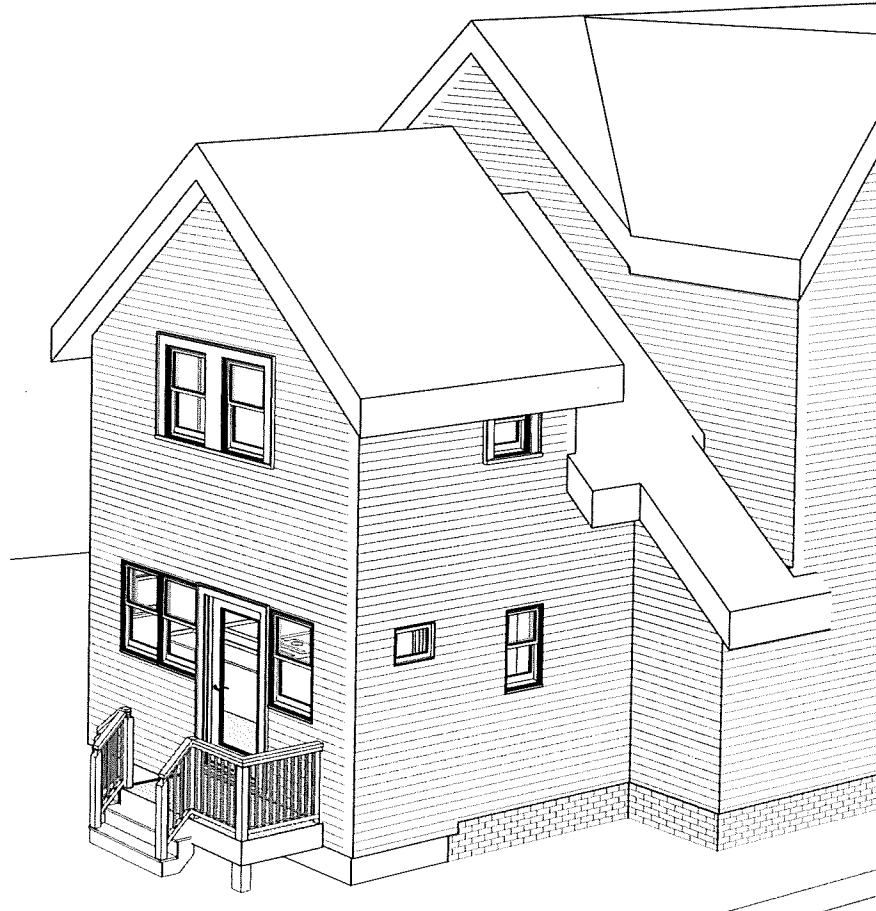




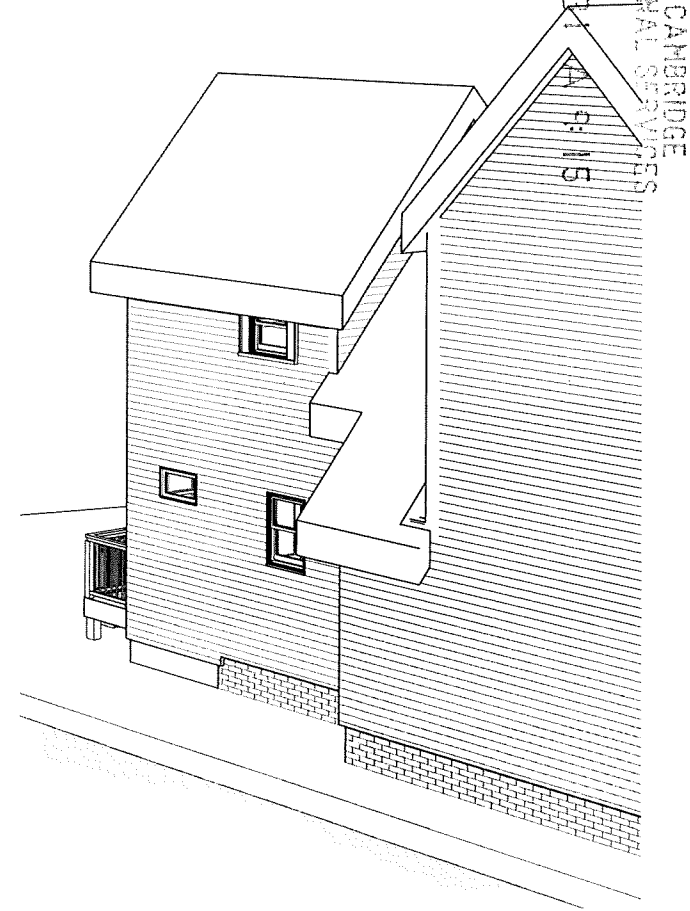




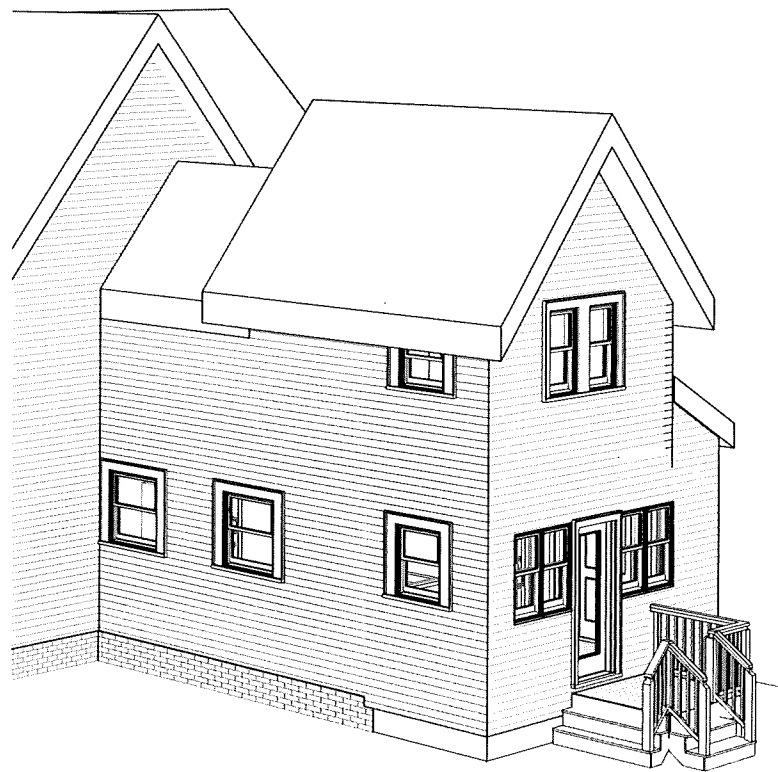
① EXTERIOR NORTHWEST - EXISTING  
SCALE:



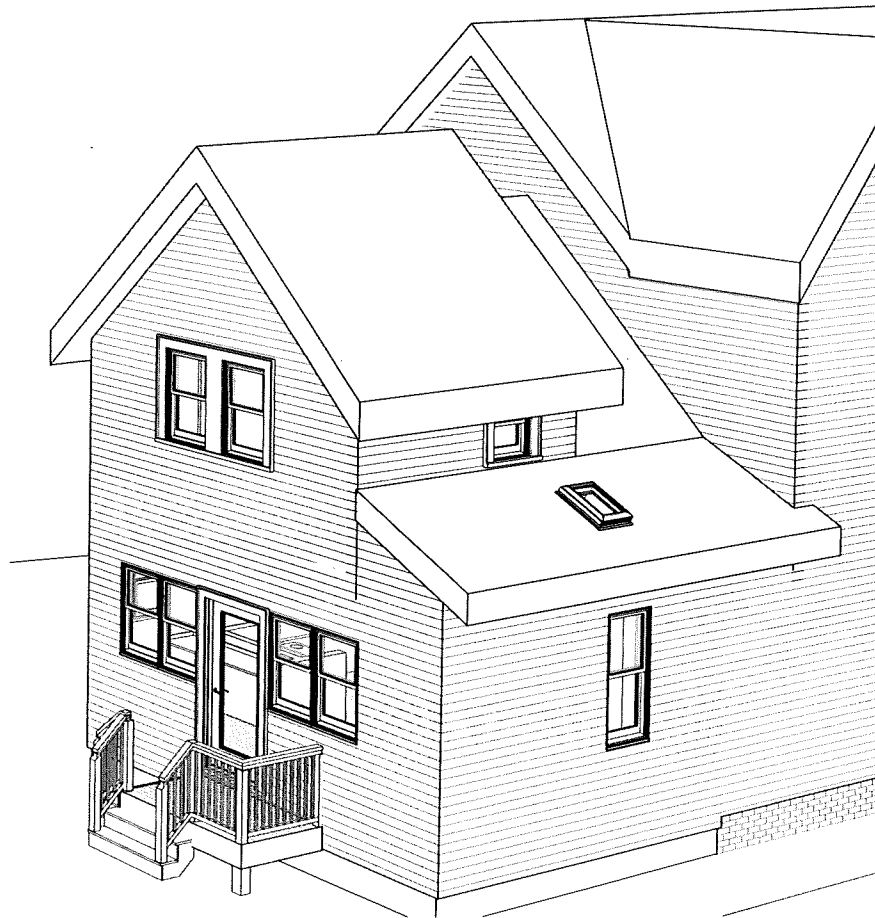
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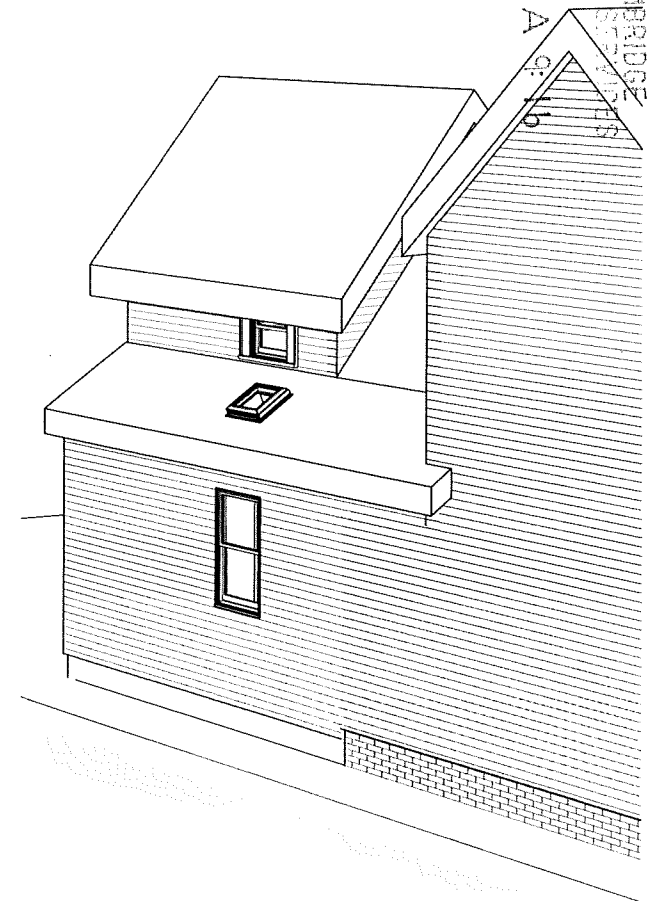
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SCALE:



① EXTERIOR NORTHWEST  
SCALE:



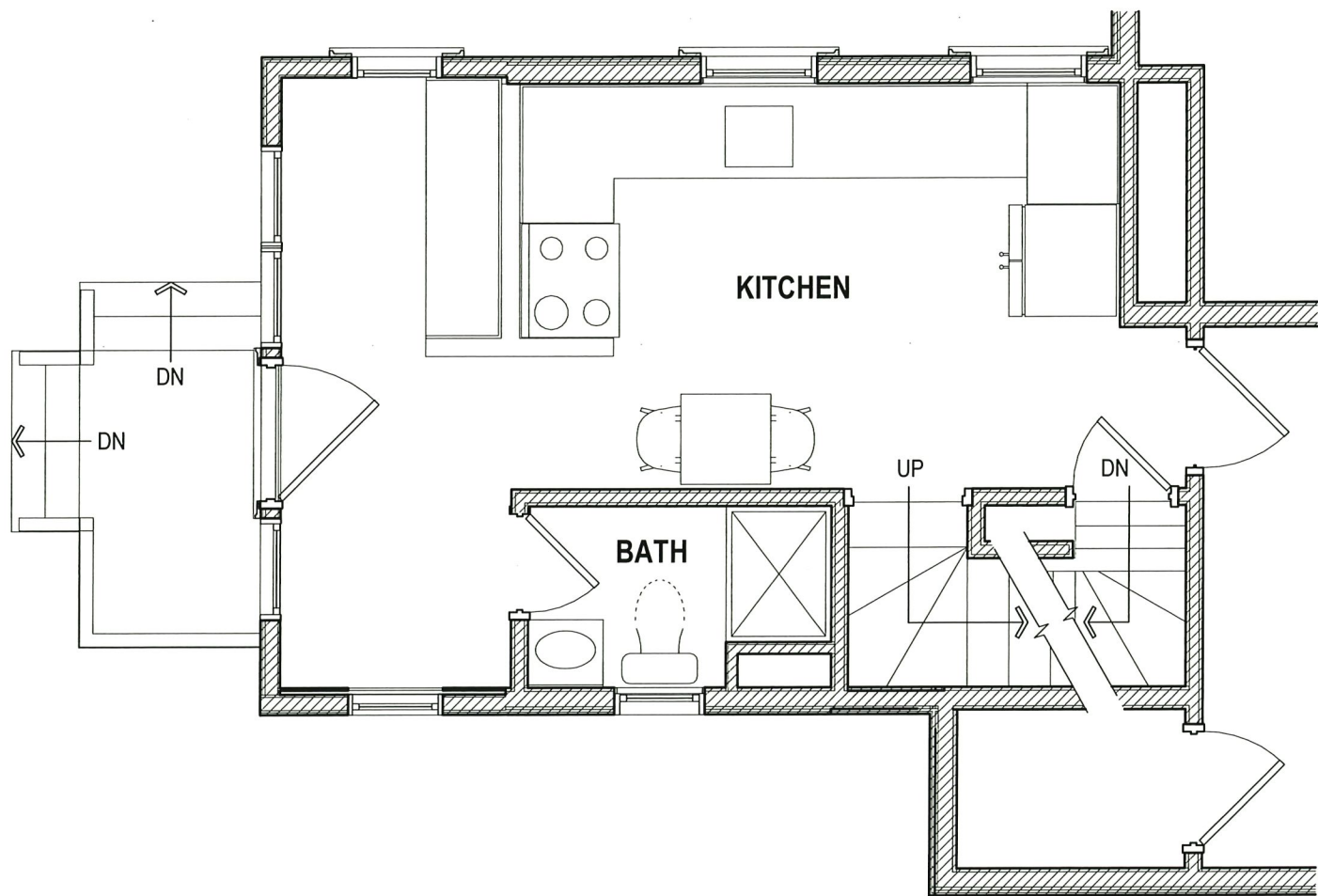
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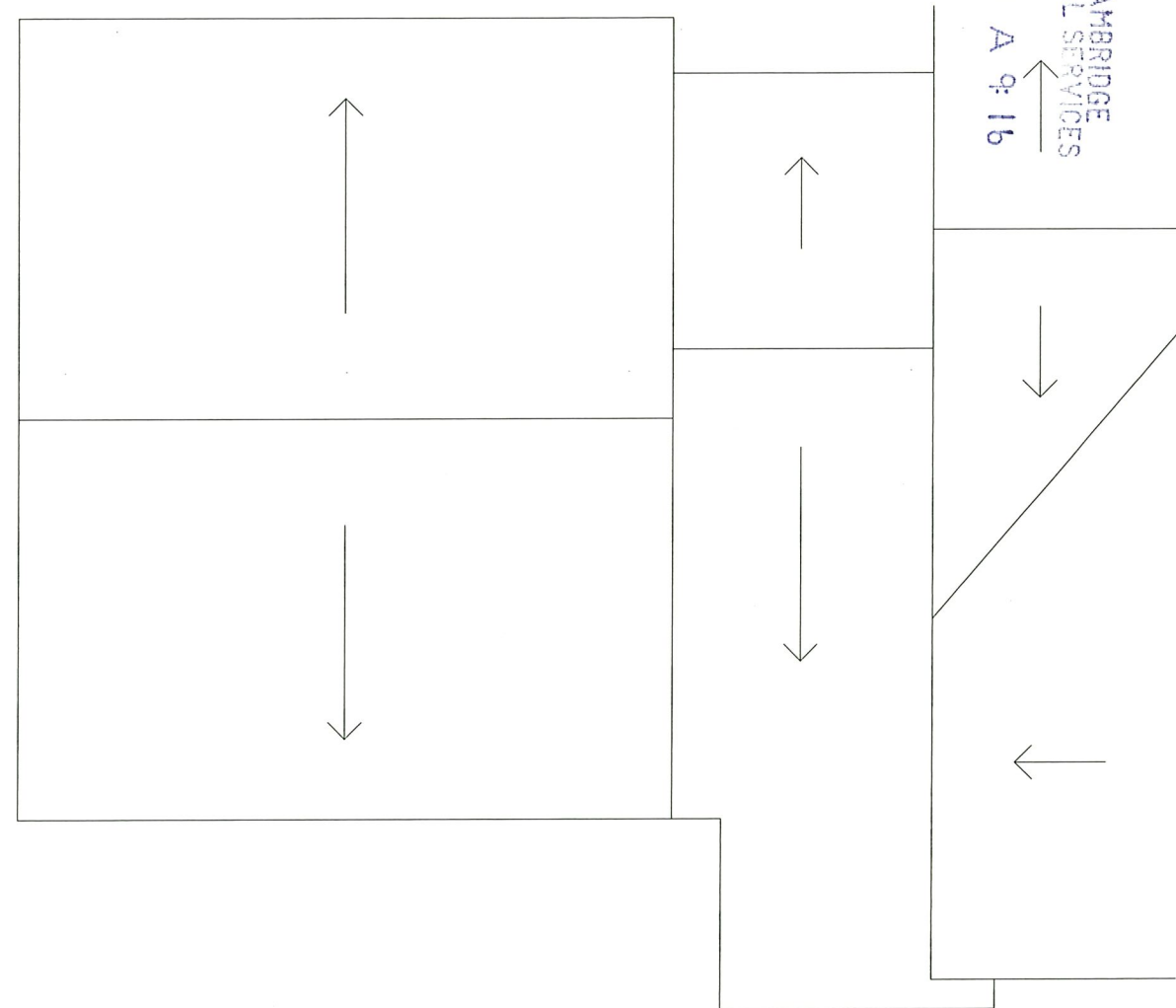
③ EXTERIOR SOUTHEAST  
SCALE:

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2025 OCT 31 A 9:19



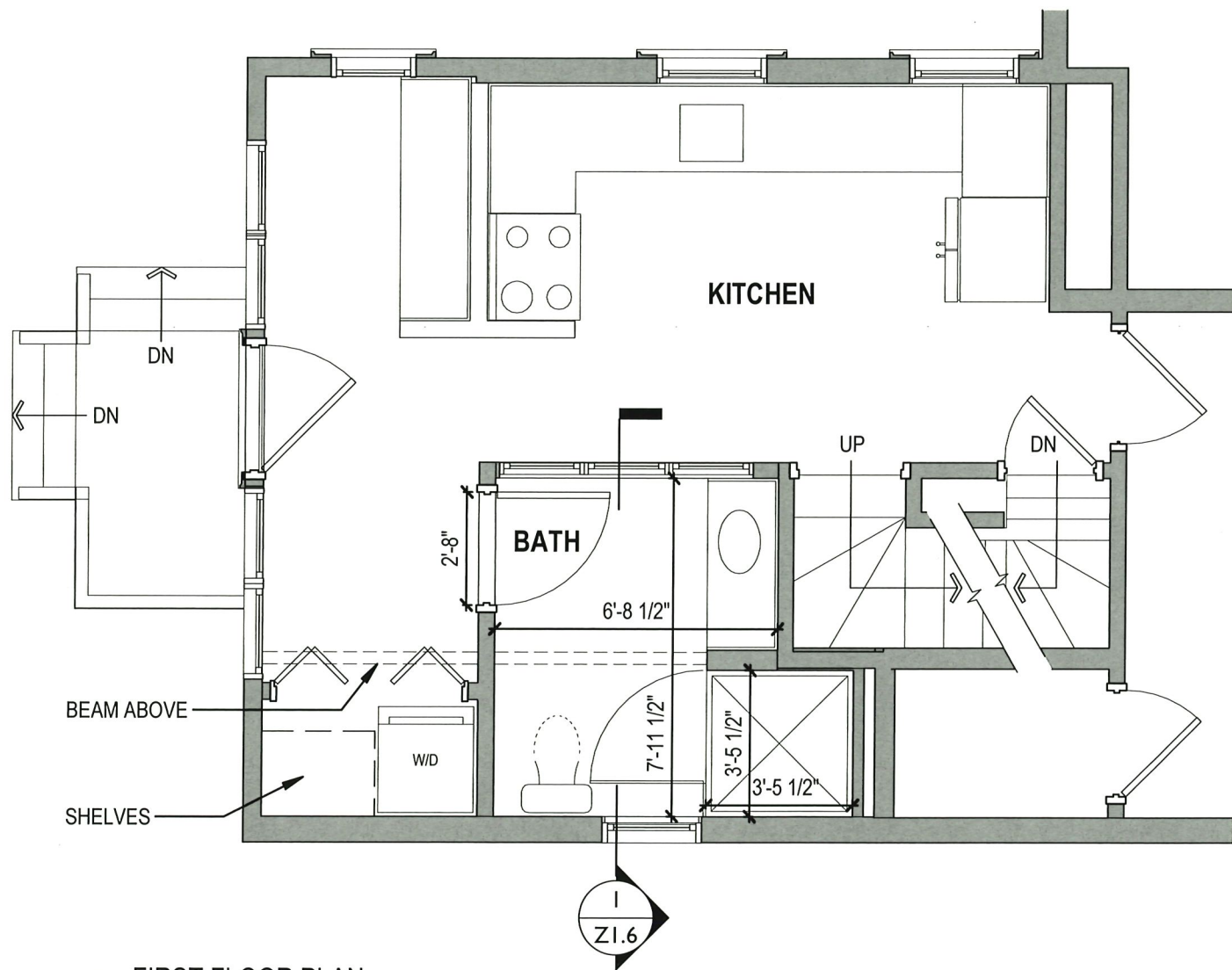


1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

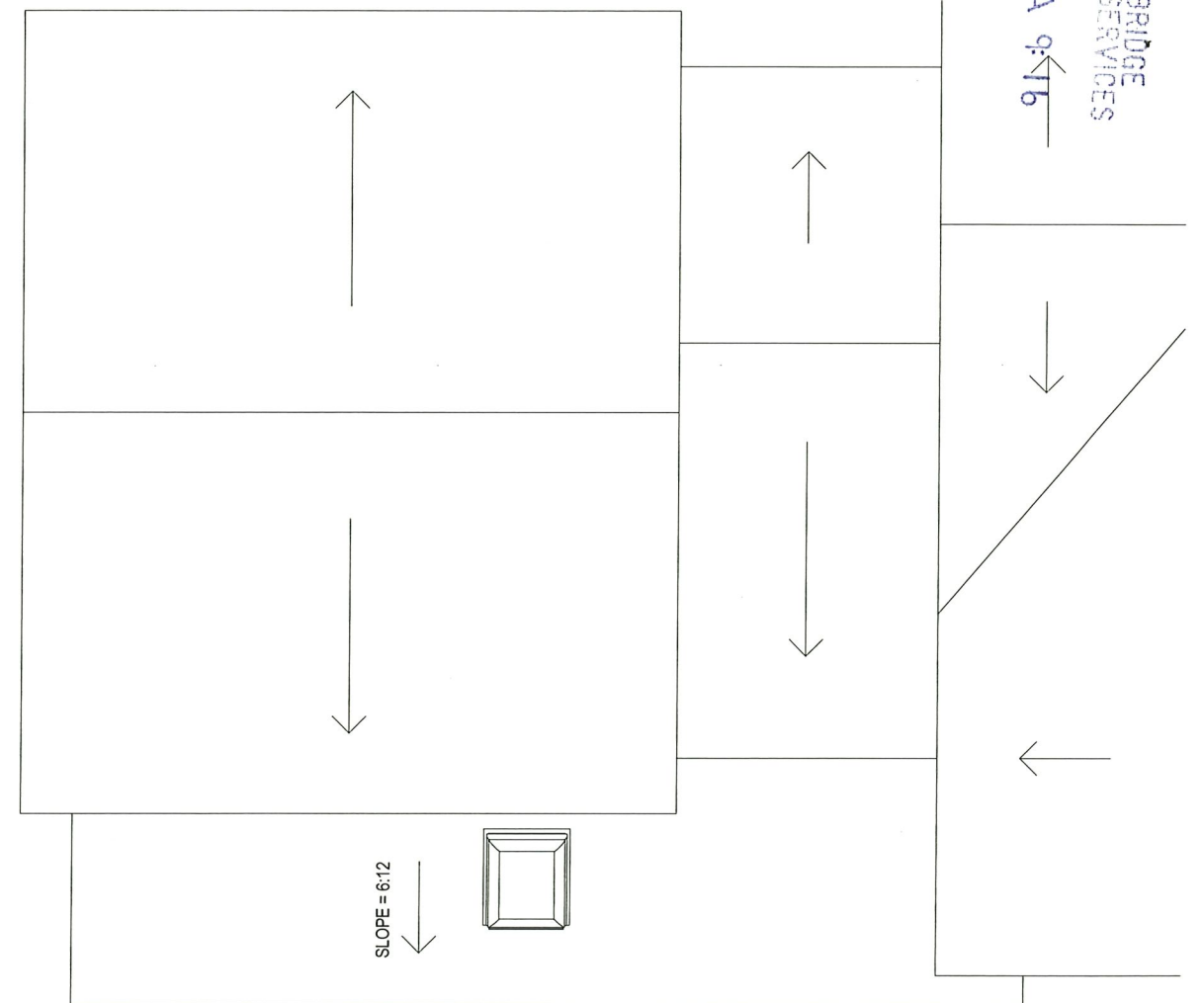


2 EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"





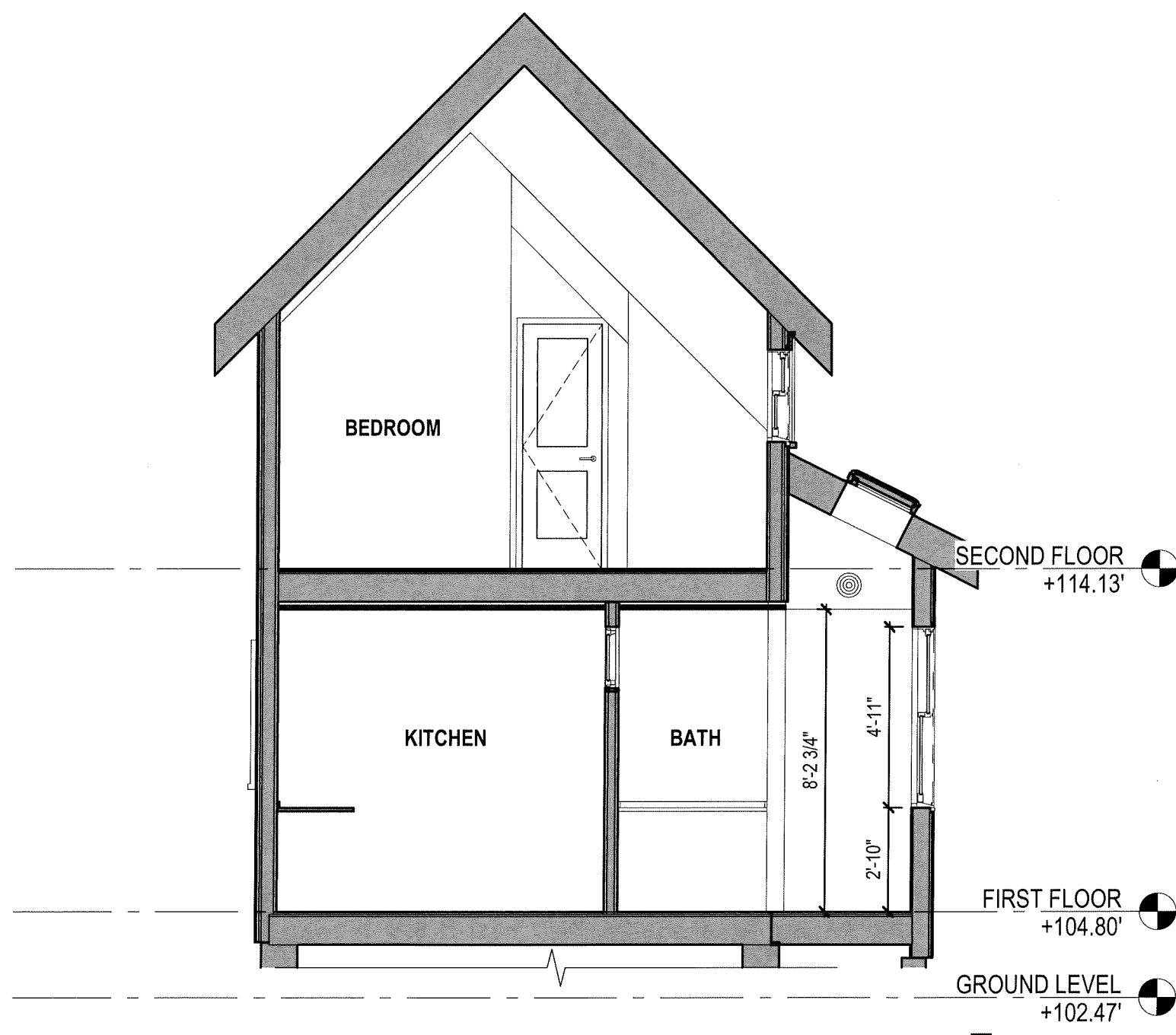
1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

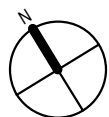
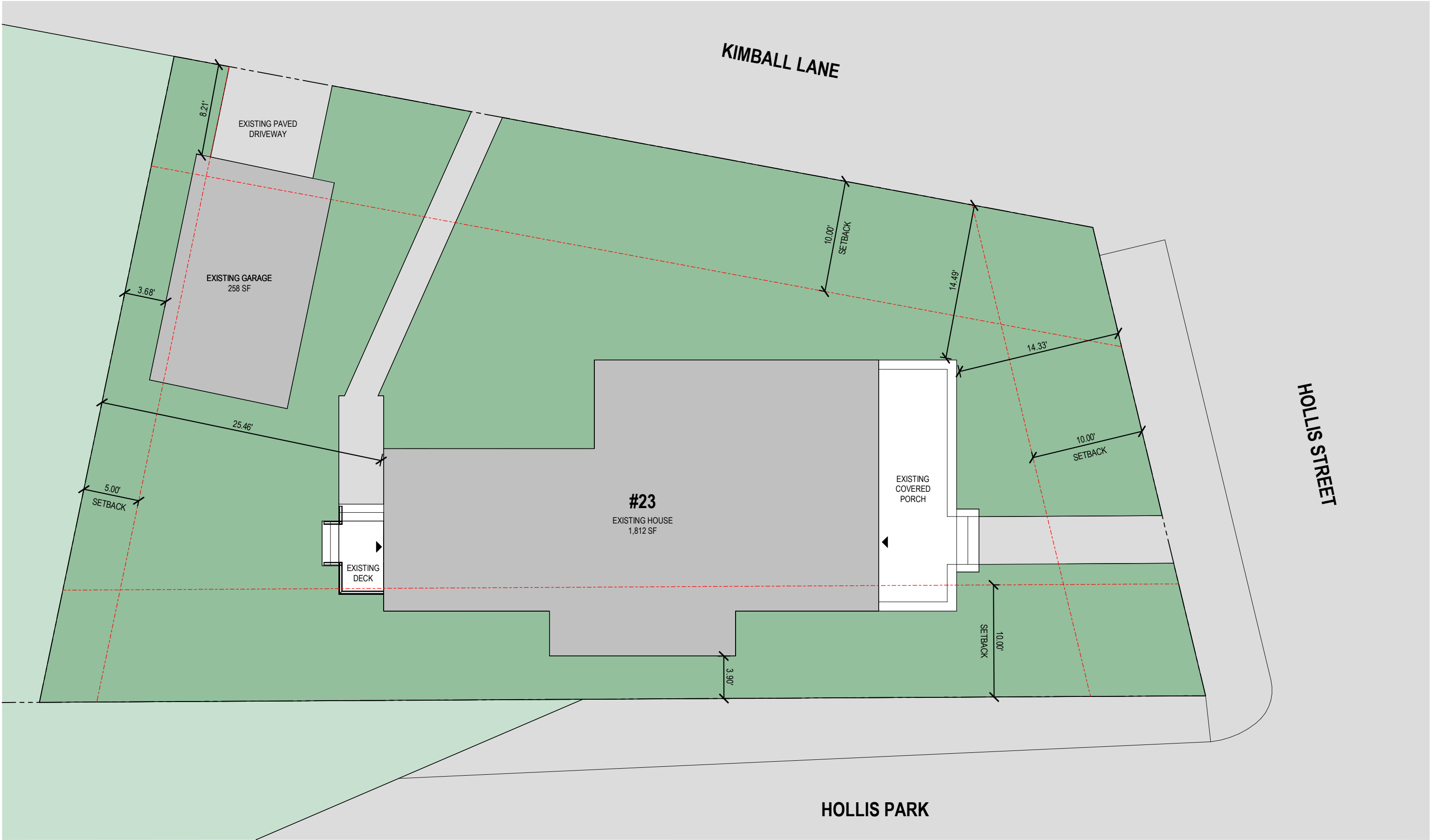


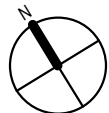
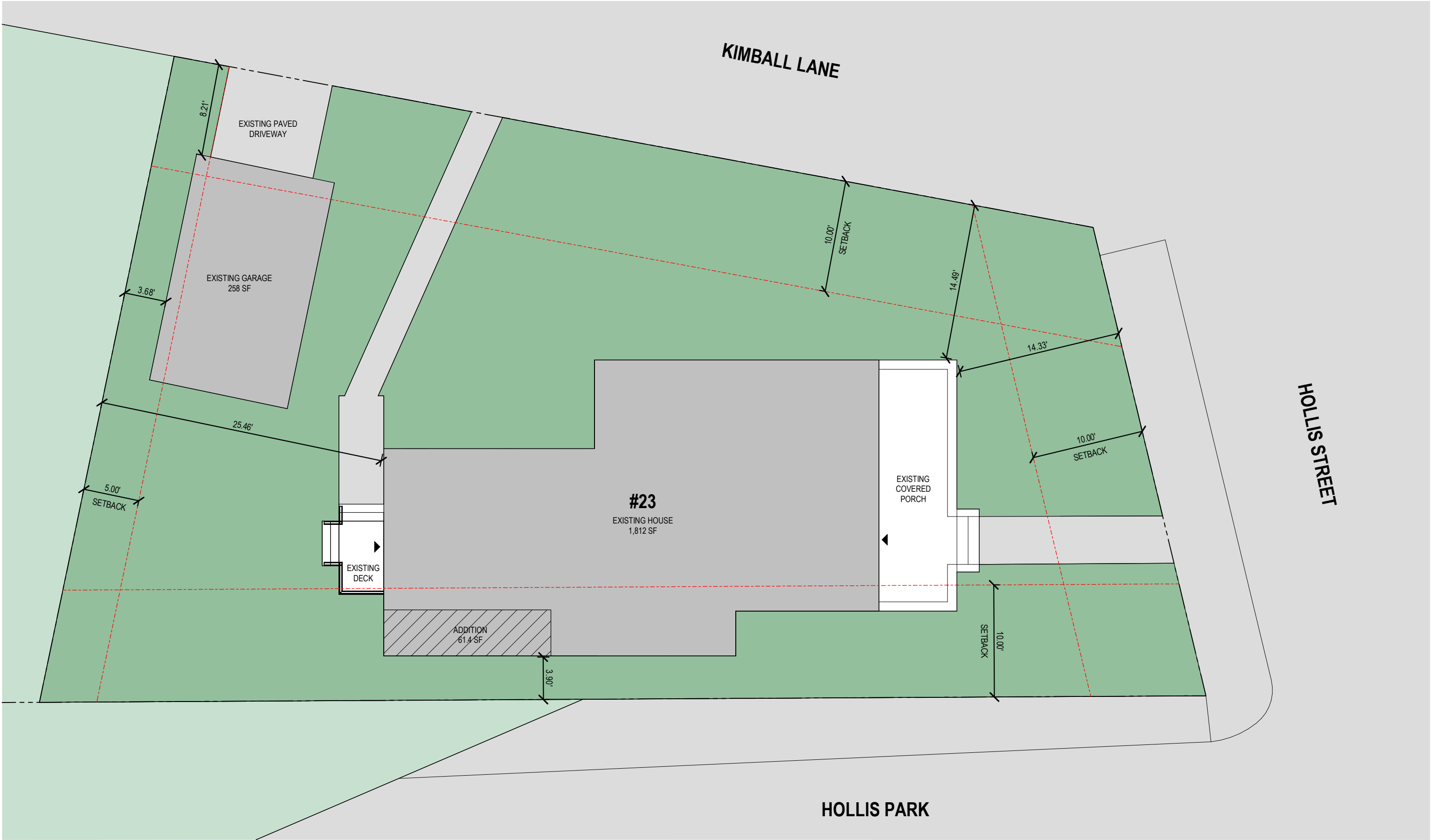
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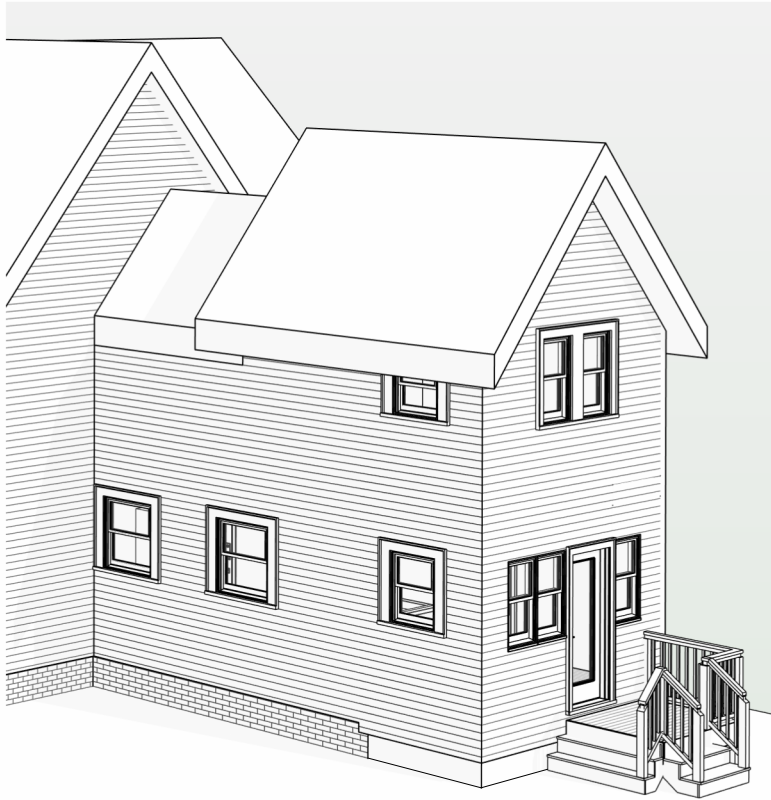
CITY OF CAMBRIDGE  
INSPECTORIAL SERVICES  
2025 OCT 31 A 9:16



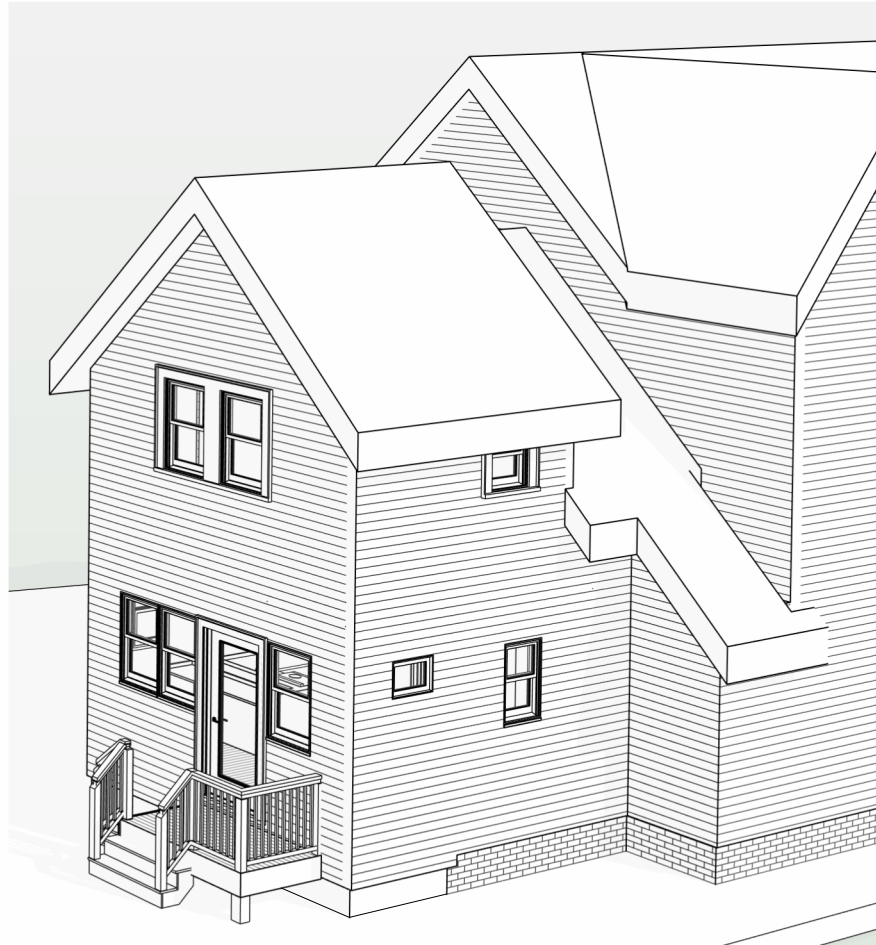




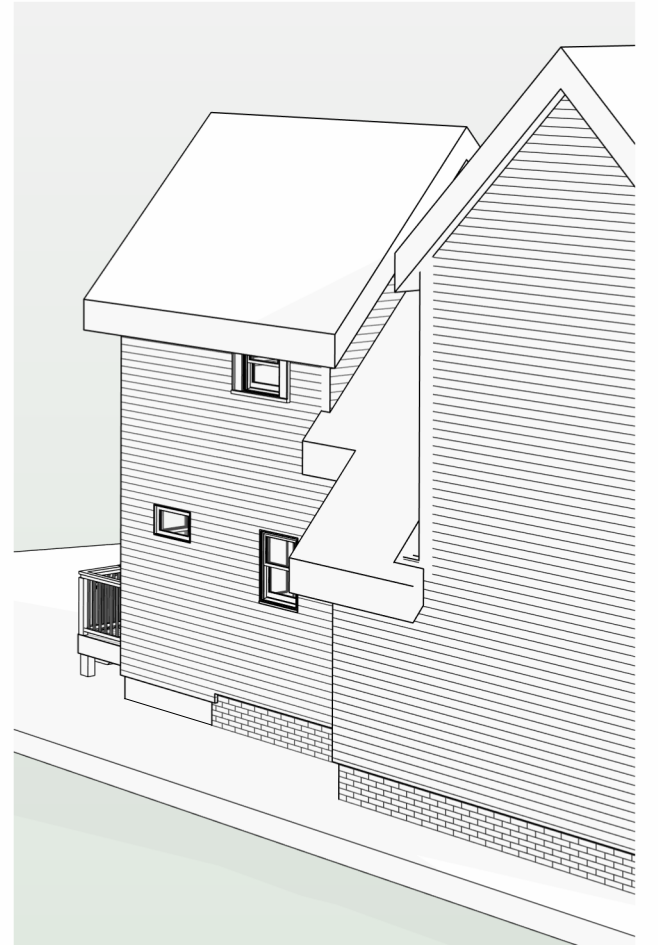




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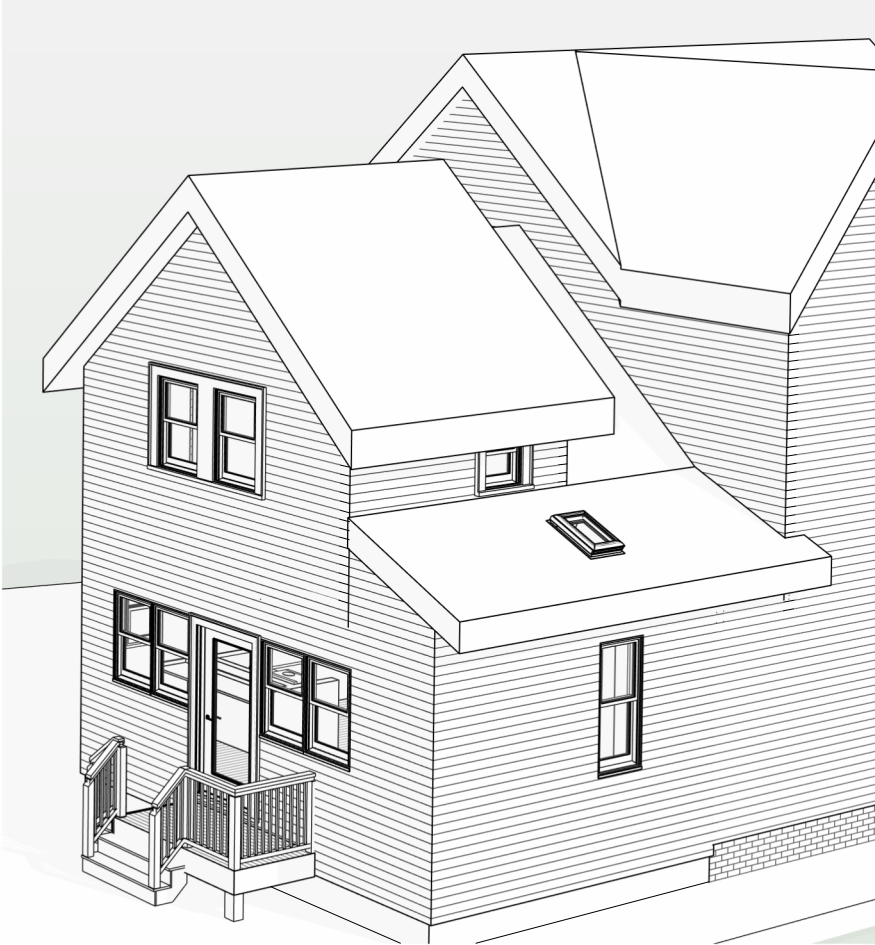
② EXTERIOR SOUTHWEST - EXISTING  
SCALE:



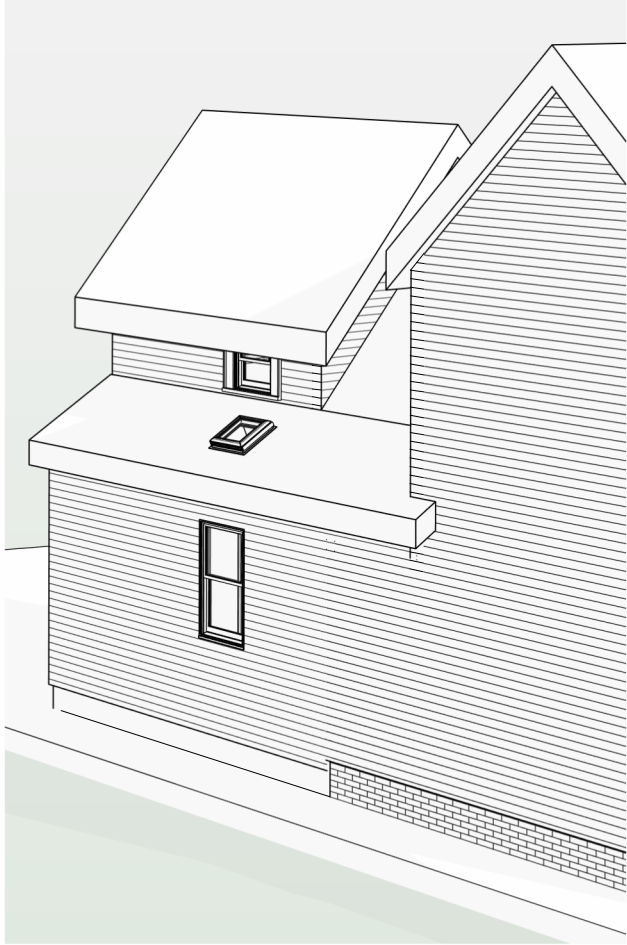
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SCALE:



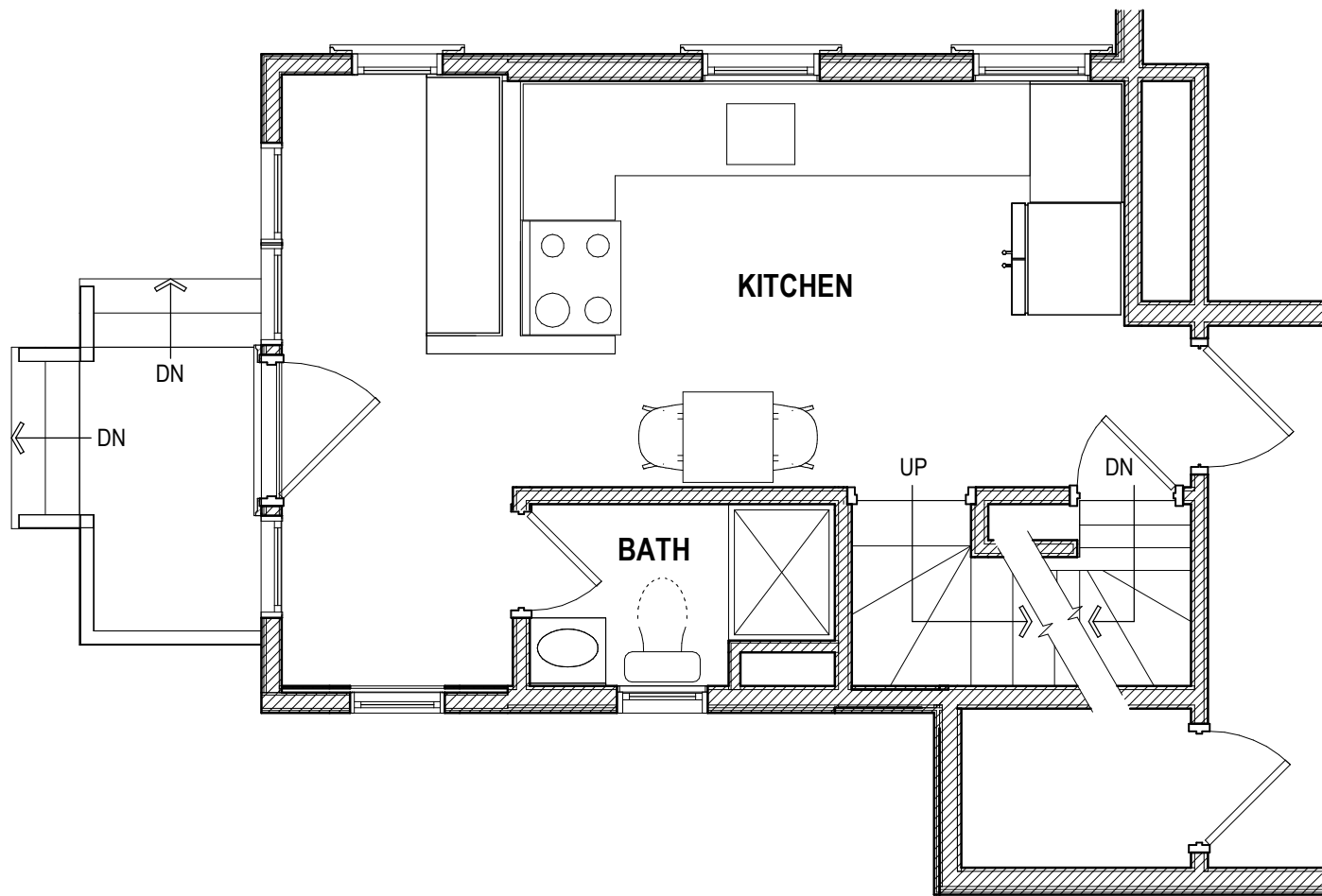
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SCALE:



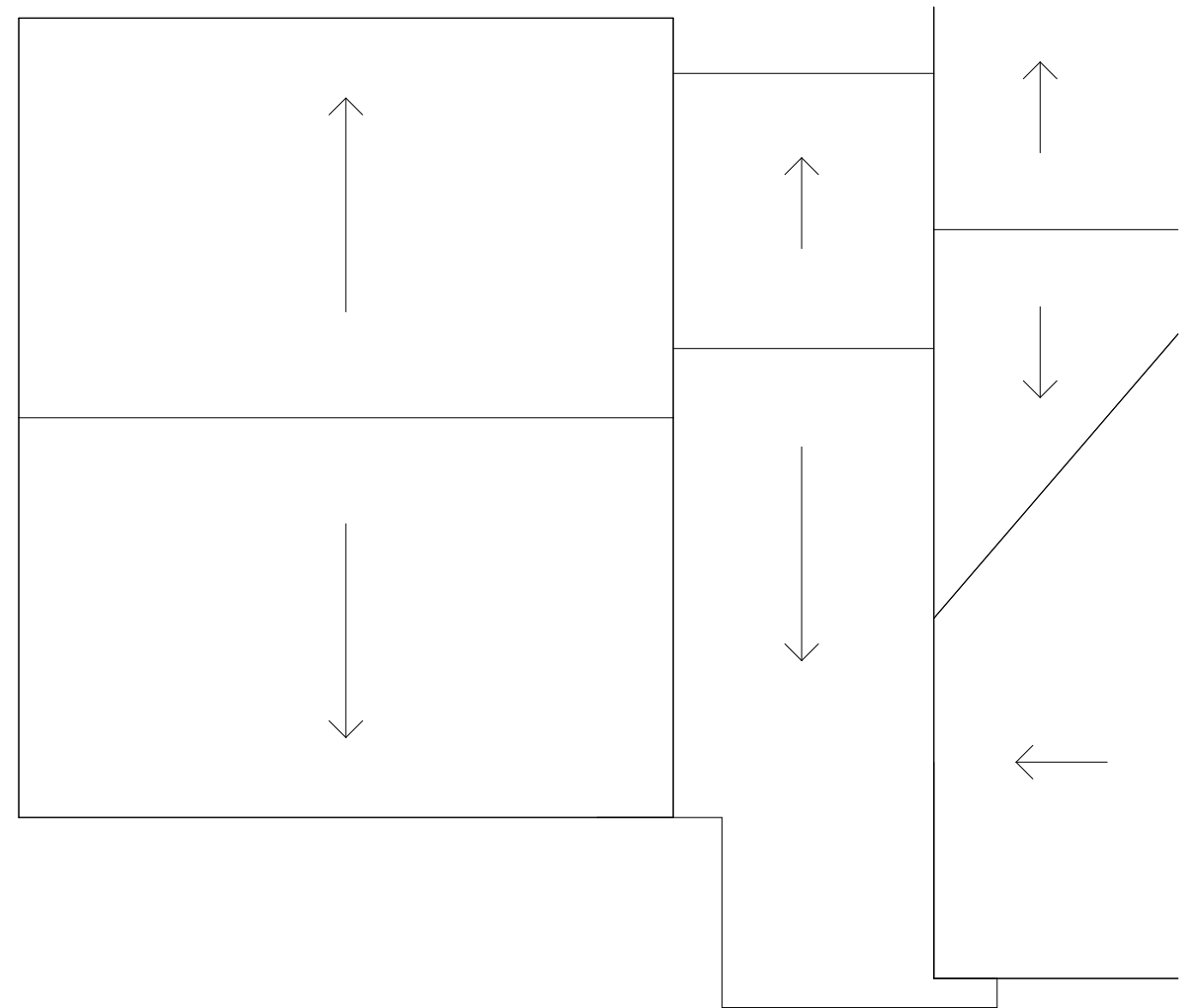
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SCALE:



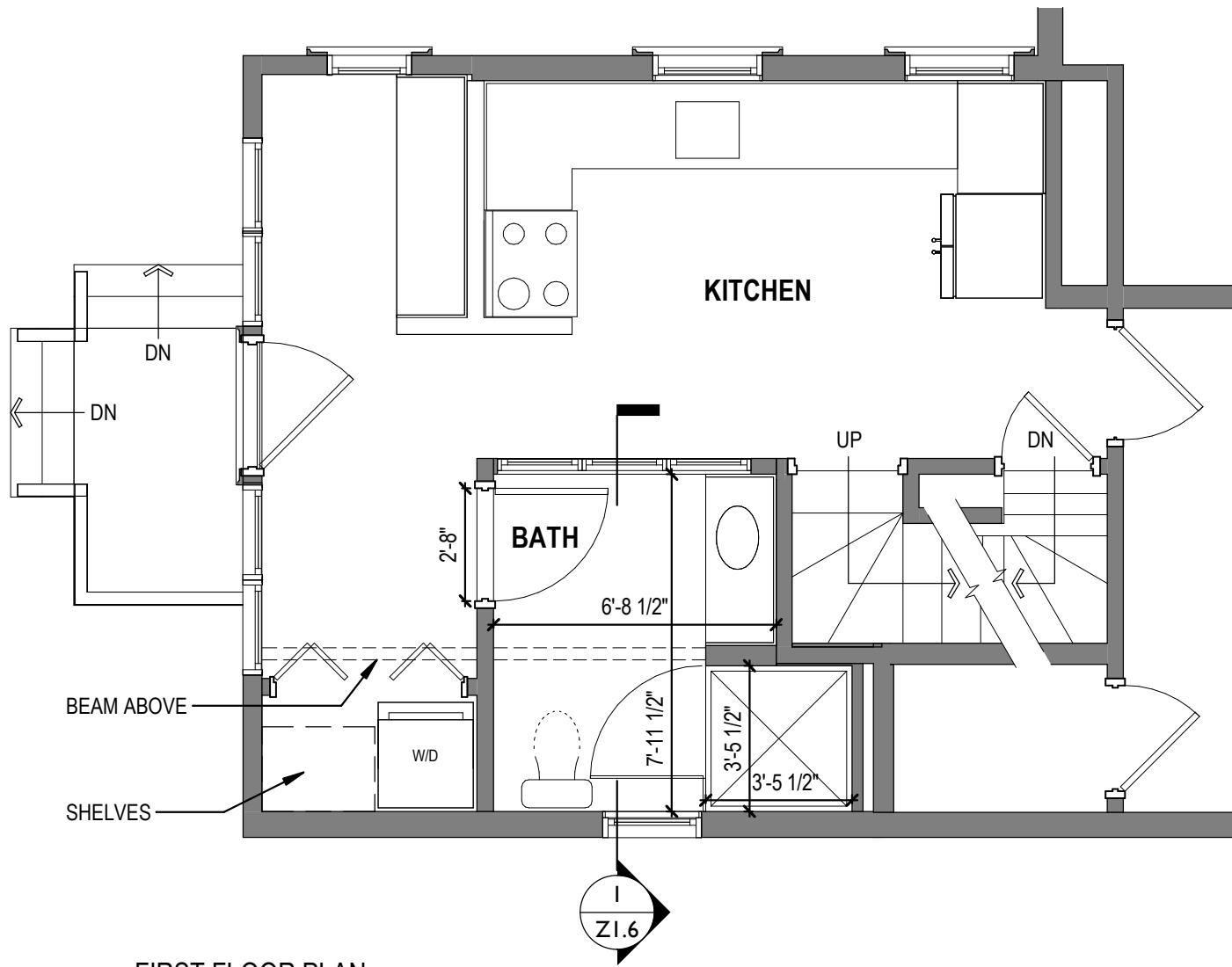
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SCALE:



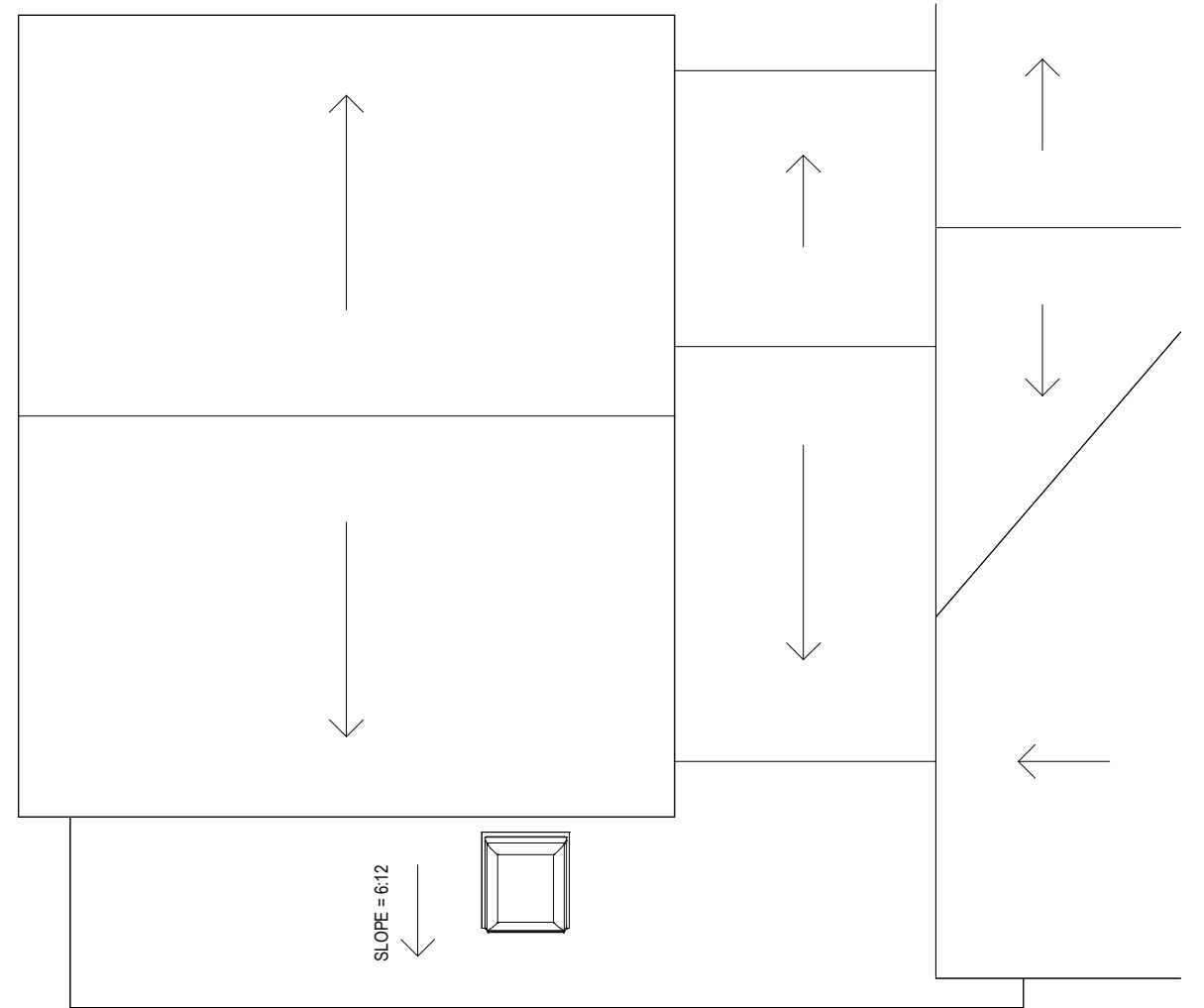
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SCALE: 1/4" = 1'-0"



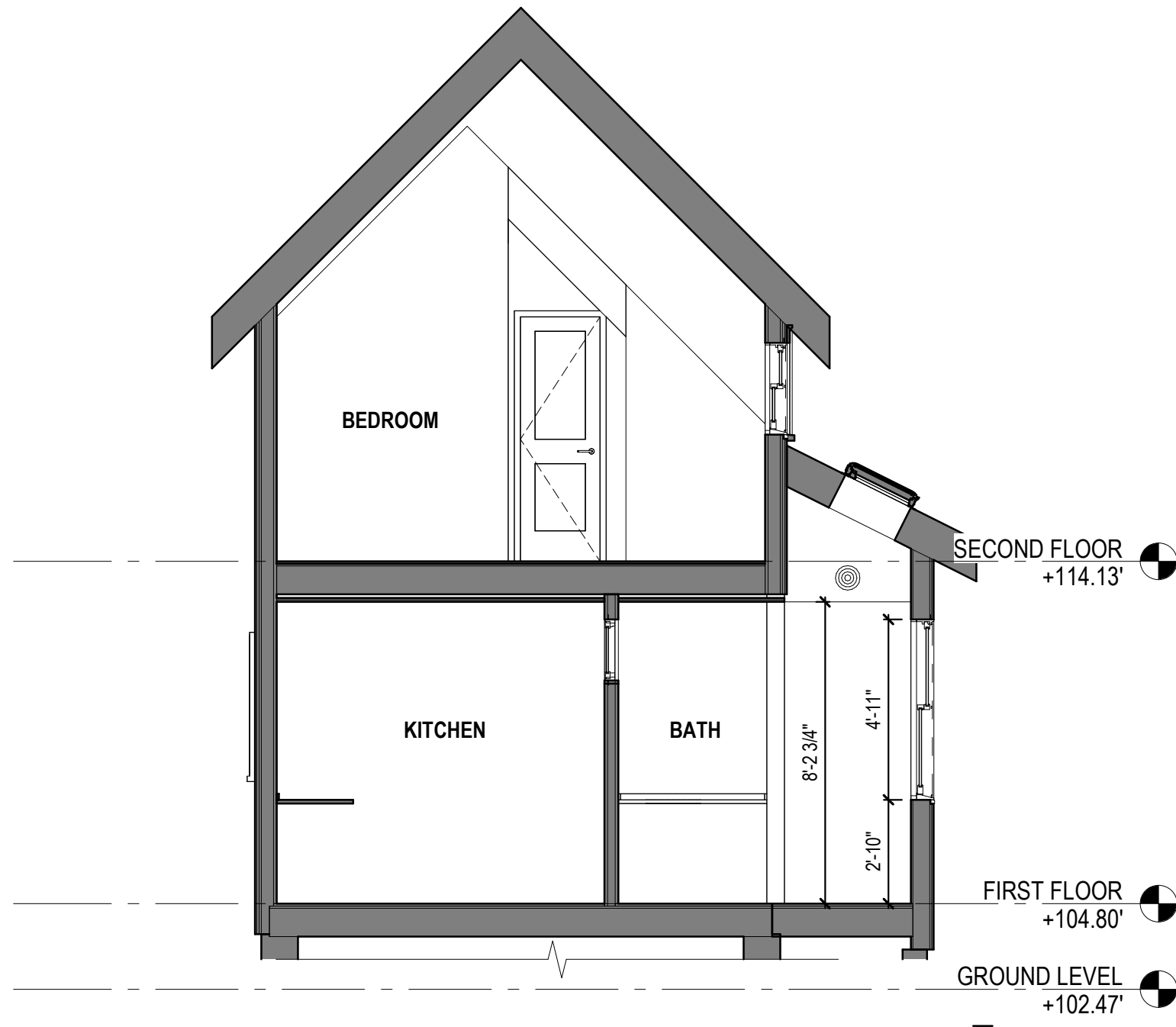
② EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"



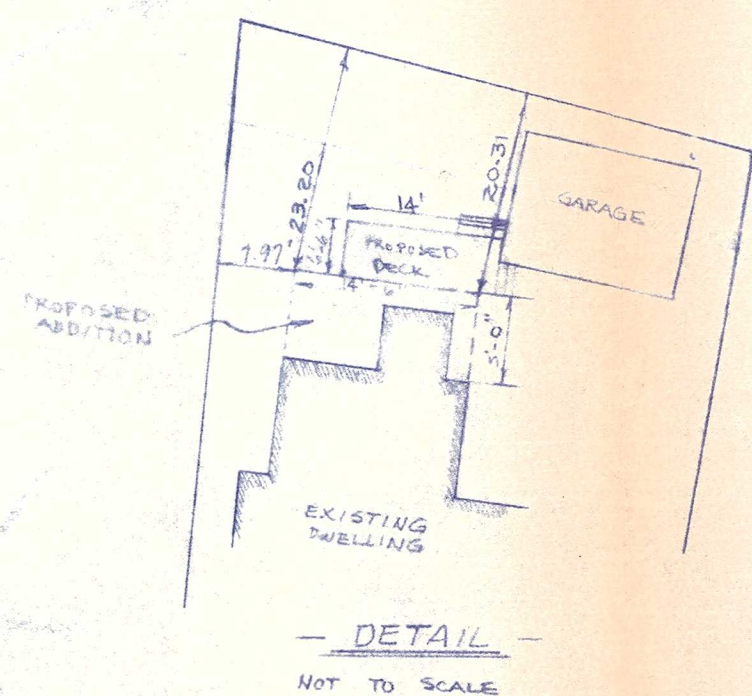
① FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



② ROOF PLAN  
SCALE: 1/4" = 1'-0"





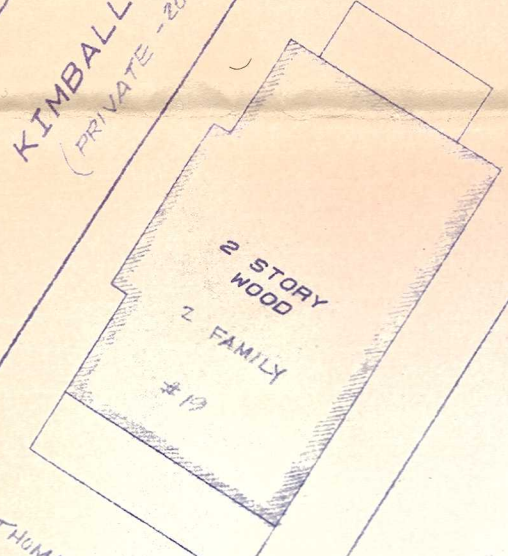
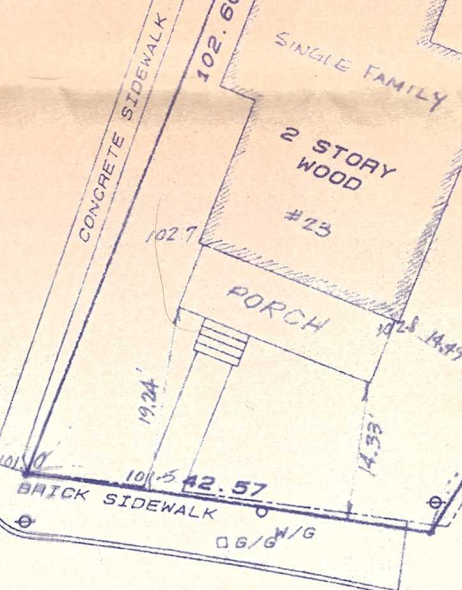
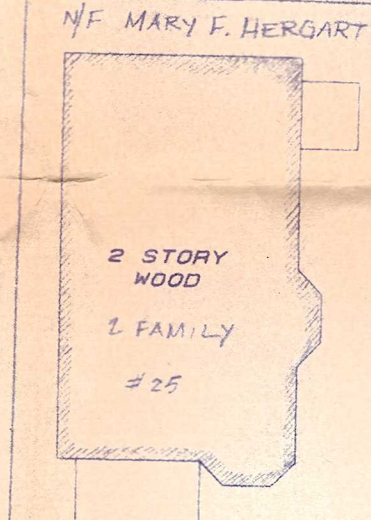
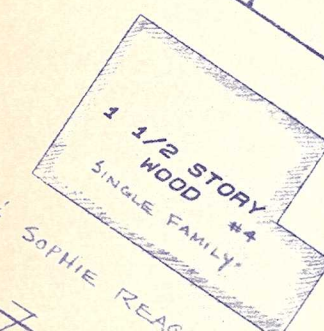


HOLLIS

STREET

HOLLIS PARK  
(PRIVATE WAY)

KIMBALL LANE  
(PRIVATE - 20' WIDE)



#2  
2 FAMILY  
N/F MARY E. &  
JOSEPH P. RYAN

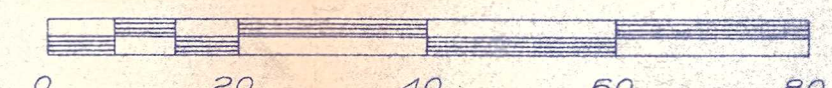
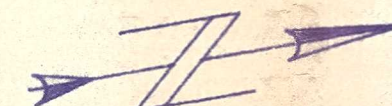
#1  
2 FAMILY  
N/F YVONNE M. BURKE

N/F MARY F. HERGARTY & PAULY HARRINGTON

#24  
2 FAMILY  
N/F CLIFFORD E. &  
MARY J. GALLANT

N/F DANIEL F. & THERESA  
G. O'CONNOR

BENCH MARK:  
RIM OF CATCH BASIN  
ELEVATION ASSUMED = 100.00



I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY ON THE GROUND AND THAT THE PARCEL AS SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA/FIA NATIONAL FLOOD INSURANCE PROGRAM MAPS: COMMUNITY NO. 250186, PANEL 1B DATED JULY 5, 1982.

SET: 10/19/90  
DATE

ROBERT N. BACKMAN



LEGEND


- S.M.H.
- D.M.H.
- W.G.
- ⊕ TEL/ELEC. POLE
- ⊕ G.G.
- GENE MANHOLE
- DRAIN MANHOLE
- WATER GATE
- TELEPHONE & ELECTRIC POLE
- GAS GATE
- CHAIN LINK FENCE
- WOOD PICKET FENCE

OWNER  
MICHAEL W. WIGGINS  
23 HOLLIS STREET  
CAMBRIDGE, MASS.

REFERENCE  
BOOK - 15750 PAGE - 386  
SHOWN ON ASSESSORS MAP 196  
PLOT 146

PLAN OF LAND  
HOLLIS STREET, CAMBRIDGE  
MIDDLESEX COUNTY, MASS.

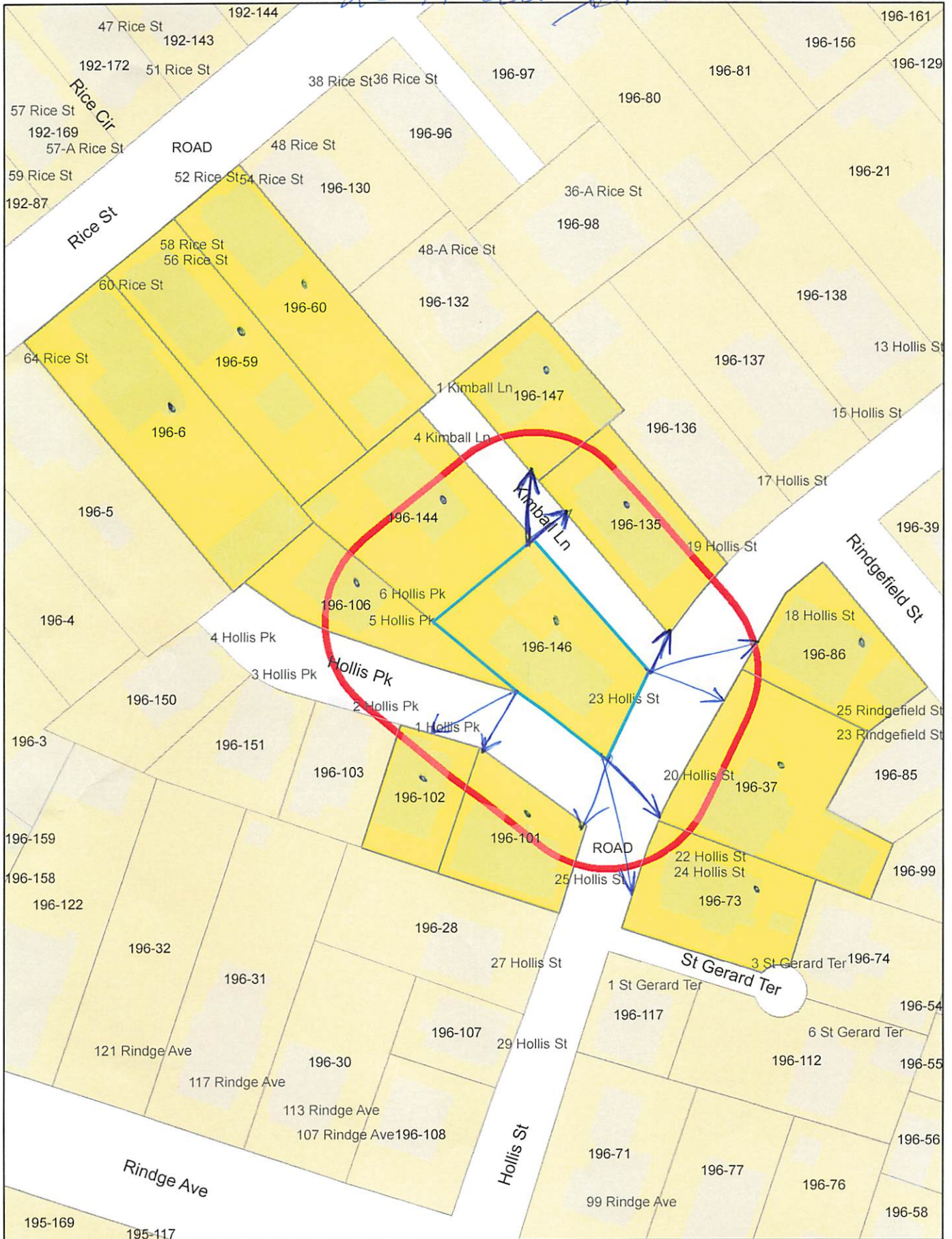
— PLOT PLAN —

	SCALE 1"=20'	DATE 9-7-90	JOB NO. 6390	
	CALC. G.B.	DRAWN GRH	CH'KD. RNB	
	YUNITS ENGINEERING CO INC CONSULTING ENGINEERS 11 TECHNICAL PARK DRIVE HOLBROOK, MASS. 02343 (617) 767-1400			
	DWG			1 OF 1

REVISED 9-27-90  
REVISED: 9-21-90



23 Hollis St.



23 Hollis St.

Petitioner

196-6  
BARROS, ANTONIO C & ANA R. ZAMBRANO  
60 RICE ST  
CAMBRIDGE, MA 02140

196-86  
DOYLE, GREGORY F. & SUSAN G. SMITH  
29 RINDGEFIELD ST UNIT 1  
CAMBRIDGE, MA 02140

196-146  
WIGGINS, MICHAEL W. & GAIL LEMILY  
23 HOLLIS ST.  
CAMBRIDGE, MA 02140-1847

196-86  
DUNLAP, BEN N. & MELISSA FEUERSTEIN  
18 HOLLIS ST, UNIT #2  
CAMBRIDGE, MA 02140

196-106  
LARKIN, CELINE M.  
C/O INFANTE PROPERTY MANAGEMENT  
392 UNION AVE  
FRAMINGHAM, MA 01702

196-147  
CRONIN, FRAN A.  
1 KIMBALL LN.  
CAMBRIDGE, MA 02140-1810

196-73  
GALLANT, CLIFFORD M. &  
AGNES M. GALLANT  
24 HOLLIS STREET  
CAMBRIDGE, MA 02140-1848

196-144  
KELLY, HEATHER  
4 KIMBALL LN  
CAMBRIDGE, MA 02140

196-60  
LUDOVICO, REBECCA G. &  
VINICIUS LUDOVICO  
52-54 RICE ST UNIT 54  
CAMBRIDGE, MA 02140

196-37  
SEEVAK, MARINA L.  
TRS MARINA L SEEVAK REVOCABLE TR  
20 HOLLIS ST  
CAMBRIDGE, MA 02140

196-60  
CHONG, STEPHEN KIRAN GAJWANI TRS  
52 RICE ST  
CAMBRIDGE, MA 02140

196-102  
O'BRIEN, YVONNE M.  
1 HOLLIS PARK  
CAMBRIDGE, MA 02664

196-135  
MALTZ, JEREMY  
19 HOLLIS ST - UNIT 2  
CAMBRIDGE, MA 02140

196-135  
SERAFINI, LOUIS  
19 HOLLIS ST - UNIT 1  
CAMBRIDGE, MA 02140

196-101  
TUFTS, SENGCHAN  
25 HOLLIS ST  
CAMBRIDGE, MA 02140

196-59  
LEE, HONGMEI & REX WANG & MELISSA J LEE  
56 RICE ST  
CAMBRIDGE, MA 02140





23 HOLLIS STREET



FRONT OF HOUSE





**Left Side Elevation showing left side front of house**





**Left Side Elevation Showing Location of Addition behind person standing  
in photo**





**Left Side Elevation Showing location of Addition**





**Left Side Elevation looking from rear on Hollis Park toward the front**





**Right Side Elevation looking toward Rear of house**



**Right Side Elevation Looking Toward Rear Yard**





**Garage**



**Pacheco, Maria**

---

**From:** Heather Kelly <heatherkelly1969@gmail.com>  
**Sent:** Monday, October 27, 2025 9:44 PM  
**To:** Pacheco, Maria  
**Cc:** Nicholas Ross  
**Subject:** Case Number BZA1184057

Dear Board Members:

We have reviewed the application of Michael Wiggins and Gail Lemily Wiggins for a special permit at 23 Hollis Street, and we robustly support the granting of the permit by the Zoning Board.

Respectfully,  
Heather Kelly and Nicholas Ross  
4 Kimball Lane  
Cambridge


October 31, 2025

City of Cambridge  
Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Dear Board members:


I/We have reviewed the application of Michael Wiggins and Gail Lemily Wiggins for a "Special" permit at 23 Hollis Street and support the allowance of the application by the Zoning Board.

Thank you,



---

Annette M. Evans  
1 Hollis Park  
Cambridge, MA 02140



---

Daniel F. Evans  
1 Hollis Park  
Cambridge, MA 02140



October 31, 2025

City of Cambridge  
Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Dear Board members:

I/We have reviewed the application of Michael Wiggins and Gail Lemily Wiggins for a "Special" permit at 23 Hollis Street and support the allowance of the application by the Zoning Board.

Thank you,

A handwritten signature in cursive script, reading "Yvonne O'Brien", positioned above a horizontal line.

Yvonne M. O'Brien  
1 Hollis Park  
Cambridge, MA 02140



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

3 Bds

### BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:  Date: 10/9/2025  
(Print)

Address: 23 Hollis St.

Case No. BZA-1184057

Hearing Date: 11/6/25

Thank you,  
Bza Members



To the Cambridge Zoning Board of Appeal  
By email to [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Dear Board Members:

I/We have reviewed the application of Michael Wiggins and Gail Lemily Wiggins for a special permit at 23 Hollis Street, and we support the allowance of the application by the Zoning Board.

Fran A. Cronin      1 Kimball Lane  
Name and Address      Cambridge, MA 02140

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Name and Address